Karen Johnson
Batch # 1300496
07/22/2025 08 35 26 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250722-0057508

Prepared by and return to
Law Office of Eric K Fox,
103 Hazel Path Court, Suite 6
2nd Floor Whitehall Building
Hendersonville, TN 37075
From information provided by the parties

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That Victoria S. Baltz, aka Victoria Smiley Baltz, (herein "Grantor") for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency is hereby acknowledged, does hereby quit claim and convey unto Victoria S. Baltz as Trustee of the Revocable Victoria S. Baltz Living Trust 2025 dated July 16th, 2025 (herein "Grantee") or his/her successors, with full power to sell, convey, mortgage or otherwise deal with said property without the joinder of any beneficiary, all their estate, right, title, interest and claim in and to a certain tract of parcel of land located in Davidson County, City of Hermitage, State of Tennessee, to wit·

Being Unit A of Lot 17, on the Plan of The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions for The Reserve at Seven Points, Lots 1 through 41 and Open Spaces A through H of record in Instrument 20171004-0101710, and amended in Instrument 20180323-0027343, to reference plat and shown on amendment of record in Instrument 20190412-0033797, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit

BEING the same property conveyed to Victoria Smiley Baltz, an unmarried woman, from Frank Batson Homes, Inc., by Warranty Deed on October 18, 2019, and recorded on October 21, 2019, Instrument No 20191021-0107422, Register's Office, Davidson County, Tennessee

This is improved property, known as 5026 Harbor Reserve Cove, Hermitage, TN 37076

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises

This instrument has been prepared in accordance with information furnished by the within named Grantor(s) and no stipulations are made as to the verification of public records as recorded in Davidson County, Tennessee, as to the ownership or status of title.

IN TESTIMONY THEREOF I have executed this instrument this 16th day of July, 2025.

Grantor:

Victoria S. Baltz

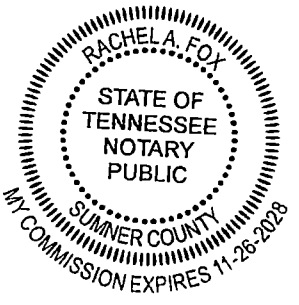
VICTORIA S. BALTZ aka Victoria Smiley Baltz

Address of New Owner:	Send Tax Bills to	Map and Parcel:
Victoria S. Baltz, as Trustee of the Revocable Victoria S Baltz Living Trust 2025 5026 Harbor Reserve Cove, Hermitage, TN 37076	Victoria S. Baltz, as Trustee of the Revocable Victoria S Baltz Living Trust 2025 5026 Harbor Reserve Cove, Hermitage, TN 37076	**110020B01900CO**

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Victoria S Baltz to me known to be the persons described in and who executed the foregoing, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notarial Seal at office this 16th day of July, 2025.



Notary Public

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Person or Agency responsible for payment of taxes:
Name: Victoria S Baltz, as Trustee of the Revocable Victoria S. Baltz Living Trust 2025, dated July 16th, 2025, 5026 Harbor Reserve Cove, Hermitage, TN 37076.

Grantee:

Victoria S. Baltz

VICTORIA S BALTZ, as Trustee of the Victoria S. Baltz Living Trust 2025 dated July 16th, 2025.

Subscribed and sworn to before me this 16th day of July, 2025.

Notary Public:

